

## *Appendix C, Cabinet Report: Breckland Registered Provider and Housing Solutions*

### *Breckland Council*

#### *Local Authority Housing Fund Scheme Lettings Plan*

*The Council has been allocated grant funding by central government through the Local Authority Housing Fund to acquire affordable homes to provide more sustainable accommodation for Ukrainian and Afghan households who have arrived via certain resettlement schemes and are in housing need. This local letting plan sets out how these homes will be allocated in accordance with funding requirements.*

#### *Background*

*The Local Authority Housing Fund aims to ensure resettlement schemes offering sanctuary to those fleeing conflict provide sufficient longer-term accommodation to those they support and help to relieve housing pressures for councils who have welcomed substantial numbers of Ukrainian refugees so that council are not disadvantaged by increased pressures from these arrivals on the existing housing and homelessness systems particularly as sponsorship/family placements/bridging accommodation arrangements come to an end.*

*The fund will also enable effective resettlement and economic integration of the eligible households and deliver accommodation which can be used to support wider local authority housing and homelessness responsibilities to UK nationals after usage by these households.*

#### *Homes for Ukrainian Households*

*Funding has been allocated to acquire 13 homes, initially, to meet housing need from eligible Ukrainian Households.*

#### *Eligibility*

*Eligible Households for these properties will meet the following criteria*

- Households will have an active housing application through the Council's Housing Register
- Households will have leave to enter or remain in the UK via Appendix Ukraine of the UK Immigration Rules, namely one of the following schemes
  - Ukraine Family Visa Scheme,
  - Homes for Ukraine or the
  - Ukraine Extension Scheme
- Households will be either homeless, at risk of homelessness or live in unsuitable accommodation

### Lettings

Due to the limited eligibility for properties, allocations will be via direct lets rather than advertising via Choice Based Lettings

Properties will be matched to households whose household size and make up match the house type of the property according to the Housing Allocations Policy.

Eligible Households will be prioritised based on their banding and relevant date on the housing register in line with normal allocations.

### Type of tenancies

Eligible Ukrainians will have been granted limited leave to enter or remain for a period of up to 36 months. There is no condition or endorsement restricting their entitlement to public funds and they are eligible for housing assistance for the duration of their leave to enter or remain. However, if further leave to remain is not granted, they may lose the Right to Rent.

Therefore, Breckland Council will offer fixed term tenancies to these households to reflect their tenants' period of leave to enter or remain. This approach will apply to all households with limited leave to remain nominated through the housing register, regardless of whether the nomination is linked to the Local Authority Housing Fund.

### Homes for Afghan Households

Funding has been allocated to acquire 2 homes, initially, for eligible Afghan households. These properties are required to have at least 4 bedrooms due to the average size of eligible Afghan households.

### Eligibility

Eligible households for these properties will meet the following criteria

- Households will have entered the UK via one of the following schemes
  - Afghan Citizen Resettlement Scheme (ACRS),
  - Afghan Relocations and Assistance Policy (ARAP)
- Households will be currently accommodated in Home Office Bridging Accommodation

### Lettings

Allocations will be via direct lets rather than advertising in the normal manner. Eligible Households will be identified and nominated by Norfolk County Council's People From Abroad Team who will liaise with the Home Office and who co-ordinate the resettlement schemes across the county and provide outreach support.

Prospective nominees will be required to apply to the Housing Register and supply all relevant documentation.

### Type of tenancies

Eligible Afghan households will have Indefinite Leave to Enter or Remain in the UK. Therefore, they will be offered the same type of tenancy that the council would offer to any other tenants in line with the tenancy policy at the time.

### Relets

Where a property funded through the LAHF scheme becomes vacant during the duration of this lettings plan, further allocations will be made in accordance with this lettings plan. If no eligible households are identified, the property will be let in accordance with the normal provisions of the Social Housing Allocations Policy

*This will apply to the relet of any properties funded via the scheme rather than relets of homes from existing stock that are used to meet the need of eligible households.*

### ***Review Arrangements***

*This lettings plan will be reviewed after 2 years. At this point the level of housing need within the eligible households in the borough will be assessed and the letting plan may be extended for a further 12 months*